



## Sivota Sensational Sea View 3 bed Villa For Sale on Lefkada Island Greece



### Info Agente

|                    |   |
|--------------------|---|
| Nombre:            | Niall Madden  |
| Nombre empresa:    | Esales Property Limited   |
| País:              | Reino Unido   |
| Experiencia desde: | 2002  |
| Tipo de servicio:  | Selling a Property  |
| Specialties:       |   |
| Property Type:     | Apartments  |
| Teléfono:          |   |
| Languages:         | English   |
| Sitio web:         | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 674,755.65 |

### Ubicación

|                |            |
|----------------|------------|
| País:          | Grecia     |
| Dirección:     | West Road  |
| Código postal: | 31082      |
| Publicado:     | 19/09/2024 |

### Descripción:

Sivota Sensational Sea View 3 bed Villa For Sale on Lefkada Island Greece

Esales Property ID: es5553836

West Road, Sivota  
Lefkada  
31082  
Greece

With its glorious natural scenery, excellent climate, welcoming culture and excellent standards of living, Greece is quickly gaining a reputation as one of the most desirable places across the world to live or visit. On offer here is a chance to make a smart financial investment in this magnificent part of the world.

Villa Diana with its spectacular views of Ithaca and Kefalonia is located close to the picturesque harbour of Sivota which is a much sought after location on the lovely island of Lefkada. The villa is set in the hillside surrounded by olive groves.



Fully air conditioned, the villa has a large living room with bi fold doors opening out onto the terrace and pool. This luxury villa offers three double bedrooms and two have patio doors opening onto the patio. There are three bathrooms and two are ensuite. There is a fully fitted kitchen and a separate dining area. The villa is light and airy with large windows and high wooden vaulted ceilings.

Outside is a large swimming pool 10m x 4.5m and a terrace with a pergola for 'al fresco' dining with magnificent views and a built-in BBQ. Private-level gardens surround the villa which have lemon and fig trees, giving full seclusion.

There is ample private parking for several cars and it is securely gated with a private drive. Mains services are provided and there is a large emergency water tank.

Sivota harbour is nearby with tavernas and shops. The airport of Preveza is just 1 hour away. Lefkada island is linked to the mainland by a bridge which enables easy access.

The picturesque harbour of Sivota nestles in an inlet surrounded by beautiful scenery. Amble along the quayside and choose to dine in one of the many tavernas offering waterside dining. There are many restaurants and boutique shops to browse in, as well as several supermarkets.

Boat hire is available from the harbour which is a favourite location for yachtsmen as Sivota is in the middle of the Ionian sailing area. During the day, you'll find fishermen tending to their boats and bringing the day's catch of fresh fish ashore, ready to be served up in the local tavernas that evening. Come sunset, the tempo picks up with locals and tourists milling about to create a friendly atmosphere – utter bliss. The food of Sivota's restaurants is Greek through and through, with local ingredients and simplicity at its core. Thanks to its location, things like aubergines, feta and garlic rule, and their punchy flavours can be found in most dishes.

## ABOUT THE AREA

Lefkada is a Greek island in the Ionian Sea, connected to the mainland by a bridge. West coast beaches like Porto Katsiki and Egremni feature sheer cliffs and turquoise waters. The east coast is known for its traditional villages, including the seaside resort of Nydri which is 15 mins from the villa and offers more shopping and ferries to local islands and scenic day trips for the area.

Lefkada town is the island's gateway and capital with large supermarkets, banks and boutique shops.

Vassiliki just 15 mins west is a quaint harbour town with fine wide beaches, and is a centre for watersports and a ferry to Kefalonia. There are many tavernas and bars to dine in by the harbourside or quench your thirst on a hot day.

Afteli beach is situated in a nearby small picturesque cove, where you can swim in dappled turquoise waters, with sun umbrellas and a bar.

The larger beach of Poros is also nearby with three tavernas and a pretty beach.



But it's not easy to choose when it comes to beaches on Lefkada though Kathisma, a glorious 1 km stretch of sand and fine pebbles on the island's west coast, routinely ranks No.1 amongst the island's visitors. Such popularity is no surprise with its stunning blue sea, variety of beach bars, water sports and even the sight of paragliders, who launch from the green mountain backdrop and arc overhead before settling on the beach. Stay late and enjoy wonderful sunsets too.

## MAiN FEATURES:

- 120m<sup>2</sup> of living space
- 1700m<sup>2</sup> plot.
- 3 Bedrooms
- 3 Bathrooms
- Private Parking
- Private Garden
- Stunning Views
- Private Pool
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of Greece
- Many excellent sports facilities, walking and cycling areas nearby
- Rental Potential through Airbnb and Booking.com

Google ref: 38.610430 North 20.6814240 East

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### **Común**

|                            |                     |
|----------------------------|---------------------|
| Dormitorios:               | 3                   |
| Baños:                     | 3                   |
| Pies cuadrados terminados: | 120 m <sup>2</sup>  |
| Tamaño del lote:           | 1700 m <sup>2</sup> |

### **Room details**

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

### **Lease terms**

Date Available:

### **Contact information**

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.084.806 |
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